



R5437615

📍 Manilva

REF# R5437615 380.000 €

BEDS

3

BATHS

2

BUILT

233 m²

PLOT

384 m²

Imagine stepping out of your front door and strolling to the beach for a morning swim, enjoying coffee at one of Sabinillas' many cafés, or meeting friends for dinner at the popular Argentinian restaurant El Coto, just moments from home. Tucked away within the charming community of Pueblo Mexicano, this detached villa offers the perfect combination of privacy, character and an unbeatable Mediterranean lifestyle, all within easy walking distance of everything you need.

Accessed through its own private entrance gate, the villa immediately feels peaceful and secluded. A private driveway provides convenient off-road parking, while the front and side gardens wrap around the property, creating wonderful outdoor spaces where you can relax, entertain or simply enjoy the Costa del Sol sunshine.

One of the villa's unique features is its flexible split-level design, allowing you to enter either through the ground floor or directly onto the main living level, making everyday living and entertaining both practical and convenient.

Entering on the ground floor, you're welcomed by beautiful traditional Andalusian floor tiles that immediately add warmth and character to the home. This level offers two generous double bedrooms, both with fitted wardrobes, together with a family bathroom featuring natural light from a window. Double-glazed windows and manual shutters throughout provide comfort and practicality all year round.

The first floor is designed for entertaining, where the bright dining area, with space to comfortably seat eight guests, sits alongside the square-shaped kitchen with its breakfast bar and access out to a charming terrace. For those looking to create a more contemporary home, there is excellent potential to open the adjoining wall and transform this into one impressive open-plan kitchen and dining space.

A few steps lead up to a charming mezzanine-style level, where the spacious living room centres around a feature fireplace, creating a warm and inviting atmosphere. Patio doors open onto a long south-facing balcony overlooking the gardens towards the nearby golf course of La Duquesa, providing the perfect place to enjoy your morning coffee or unwind with a glass of wine as the sun begins to set.

Also on this level is a spacious third double bedroom with fitted wardrobes, a second bathroom, and a versatile room with two windows that could be used as a home office, hobby room, utility room or additional storage, adapting effortlessly to your lifestyle.

From here, stairs lead up to two private rooftop terraces. Peaceful and wonderfully private, these elevated outdoor spaces are perfect for sun worshippers, family barbecues or simply relaxing beneath the Mediterranean sky. Whether entertaining friends or enjoying a quiet evening under the stars, these terraces become a natural extension of the home's living space.

Rich in traditional Andalusian character, this detached villa is full of warmth, charm and personality. For those looking to add their own stamp, the property offers wonderful potential to modernise and create a stunning contemporary home while retaining its authentic Spanish charm. The bones of the house are excellent, and with its spacious split-level layout, private gardens, multiple terraces and unbeatable location, it has all the ingredients to become something truly special.

Residents also enjoy access to a communal swimming pool, open during the summer months, providing the perfect place to cool off and enjoy the warm Mediterranean climate.

What truly makes this home special is its exceptional location. Everything Sabinillas has to offer is within easy walking distance. The beach, lively promenade, supermarkets, cafés, restaurants, local shops and everyday amenities are all just moments away, allowing you to embrace a relaxed Mediterranean lifestyle where the car becomes optional rather than essential. Estepona is just a 15-minute drive away, while Gibraltar Airport can be reached in approximately 30 minutes and Málaga Airport in around one hour, making this an ideal home for both permanent living and holidays.

Whether you're searching for a permanent residence, a charming holiday retreat or a property with incredible potential in one of the Costa del Sol's most walkable locations, this detached villa offers a rare opportunity to create something truly special.

Come view with me.

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